



65 Sherwell Lane, Torquay – TQ2 6BG

Guide Price **£210,000**





65 Sherwell Lane

Torquay

Spacious three bedroom period home arranged over three floors requiring complete modernisation. Sunny rear garden with potential for off road parking subject to planning. Offered with vacant possession.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F

- Spacious period terraced house
- Three genuine double bedrooms
- Accommodation arranged over three floors
- Bay fronted sitting room
- Separate dining room
- Lower ground floor kitchen study and shower room
- Sunny enclosed rear garden
- Potential for off road parking subject to consent
- Excellent renovation opportunity
- Offered with vacant possession



65 Sherwell Lane

Torquay

Sherwell Lane is a popular and well established residential road ideally positioned for access to many of Torquay's everyday amenities. Within easy reach are local convenience stores supermarkets cafés and independent shops whilst both Torre and Torquay town centre offer an extensive range of retail leisure and dining facilities. The picturesque Torquay seafront marina and harbour are only a short drive away together with Torre Abbey Gardens and the beautiful South West Coast Path. Families are well served by nearby primary and secondary schools including the highly regarded Torquay Boys' Grammar School and Torquay Girls' Grammar School. Torbay Hospital is also conveniently located nearby. For commuters Torquay Railway Station provides direct services to Exeter Bristol and London Paddington whilst the A380 Devon Expressway offers straightforward connections to Exeter and the M5 motorway. Regular bus services also operate throughout the surrounding area.

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

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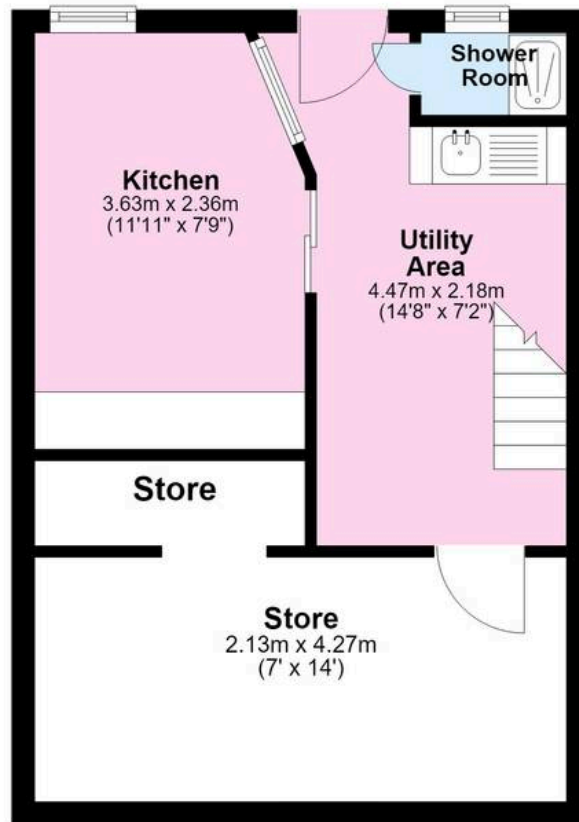
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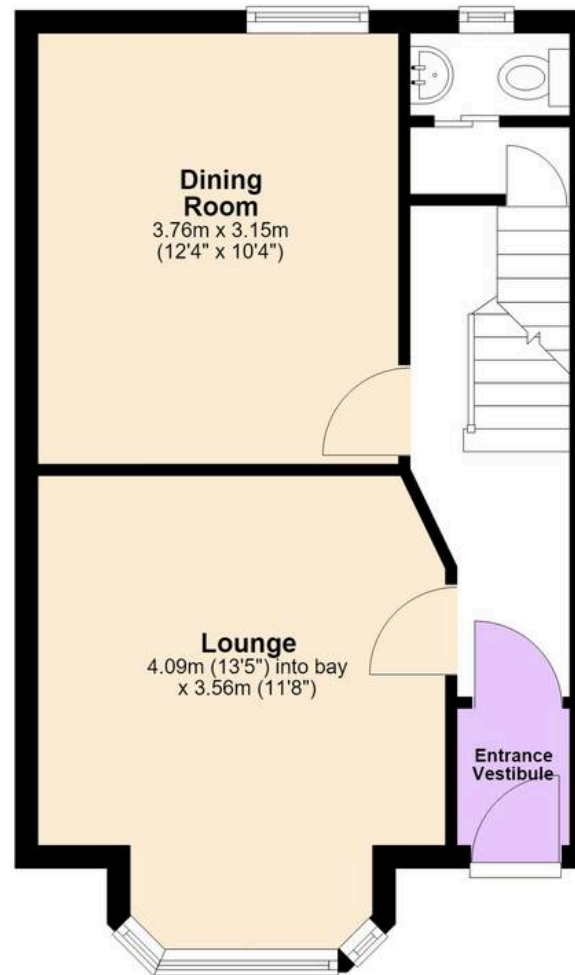
Garden Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



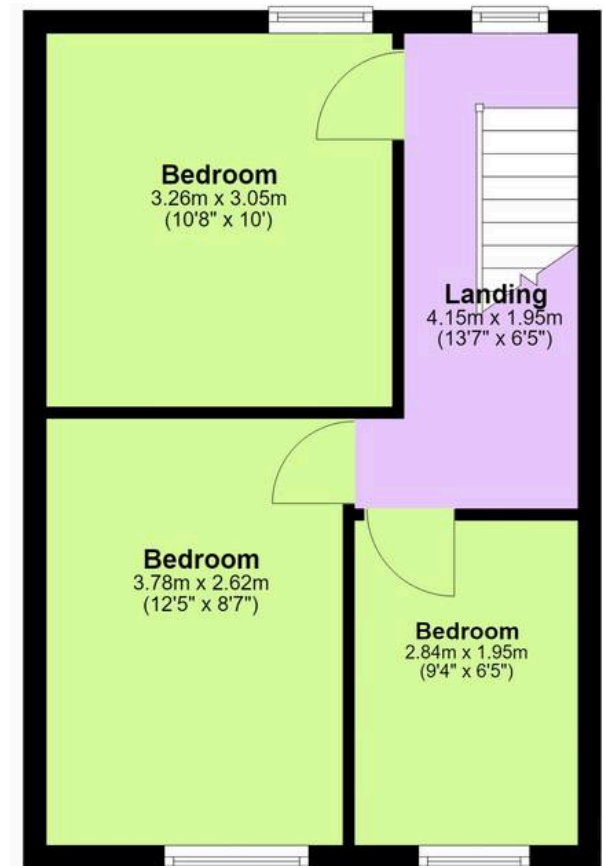
Ground Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 99.0 sq. metres (1066.0 sq. feet)